m ∑

SHEET 1 OF 2

OWNER'S CERTIFICATE

State of California

County of ORANGE

executed the same.

Witness my hand and official seal.

OFFICIAL SEAL FSTELLA AL VIACHOS

NOTARY PUBLIC - CALIFORNIA

URANCE COUNTY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )
COUNTY OF SAN DICOLD ) 5.5.

CITY CLERK'S CERTIFICATE

We hereby certify that we are the owners of or have the right, title or interest in the land included within the subdivision

through "D" inclusive, and further, the undersigned owners, our successors and assigns in interest hereby release and relinquish

to the City of Riverside, a municipal corporation, all vehicular

facilities those easements designated as "12' Drainage Easement".

and pedestrian access rights appurtenant to lots 13,14, 15, 24

and 25 as shown on the annexed map on, over and across Lincoln

Avenue, adjourning said lots 13, 14, 15, 24 and 25. We hereby

easement for water facilities that easement designated as "20'

maintenance of and easement for construction and maintenance of

Easement". We further dedicate for construction and maintenance of electrical distribution facilities, those easements designated

An Authorized Agent of Griffith Homes, A General Partnership

COMMONWEALTH MORTGAGE CORPORATION OF AMERICAN, A FLORIDA

dedicate for construction and maintenance of storm drain

We further dedicate for construction and maintenance of an

Water Easement". We further dedicate for construction and

Sewer facilities those easements designated as "12' Sewer

as "5'x30' P.U.E.", "5'x40' P.U.E." and "5' P.U.E.".

) ss.

public in and for said state personally appeared Dennis A.

Griffith, Proved to me on the basis of satisfactory evidence to

within instrument, and acknowledged to me that such partnership

ON THIS 13 DAY OF JULY 1987, BEFORE ME, B. J. BAUCE A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED CAININ W. Schoon berge AND Kent J. MACDINE MO PROVED TO ME ON SATISFACTORY EVIDENCE TO BE THE PRESIDENT AND

ON SATISFACTORY EVIDANCE TO BE THE PRESIDENT AND SECRETARY OF COMMONWEALTH MORTGAGE CORPORATION OF, A

FLORIDA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND

ACKNOWLEDGED THAT SUCH CORPORATION EXECUTED THE SAME.

Resolved: That this map consisting of two sheets be, and the

same is hereby accepted as the final map of Tract No. 21421 and

the streets and easements are hereby accepted as public streets

directed to attest said map by signing her name therto as City

Clerk of the City of Riverside, State of California, and affix

the the northicial seal of said city thereto. I hereby certify that

the foregoing resolution was accepted by the mayor and council of

the City of Riverside this 7th Day of July 1987.

Alice A. Hare

and easements and the city clerk is hereby authorized and

My commission expires

AUGUST 15, 1987

MY COMMISSION EXPIRES: MACCH 24, 1989 WITNESS MY HANDAND OFFICAL SEAL

City Clerk of the City of Riverside

alice A. Hare

DOULL PUBLIC IN AND FOR SAID STATE

be and authorized agent of the partnership that executed the

On JAN. 21 1987 before me, ESTELLA M. VLACHOS, a notary

shown on the annexed map; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the colored border line. We hereby dedicate to public use, for street and public utility purposes, Lots "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

## **TRACT 21421**

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 27 OF ARLINGTON HEIGHTS AS RECORDED IN MAP BOOK 11 PAGES 20 & 21, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. (LOCATED IN SEC. 17, T.3S., R.5W., S.B.M. )

### **ADKAN ENGINEERS** RIVERSIDE, CA.

**MARCH, 1986** 

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the Tentative Map of Tract No. 21421, which was approved by Riverside City Planning Comission on Jan 23. 1986. and any approved alterations thereof; that all provisions of the Subdivision Map Act( Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the Tentative Map have been complied with; that I am satisfied that the map is technically correct; that the easements for drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and severs sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all inprovements has been filed with the public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

BARRY BECK RCE 20000

TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$4,100000

Dated 111047, 19661487.

R. Wayne Watts County Tax Collector

Ry antaBusto Deputy

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 9,100,00 been executed an filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes, which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated July 13 1987

Gerold A. Maloney Clerk to the Board of Supervisors

> Maria Deputy

at 400 P.M. in Book 170 of Maps, at Pages 17+78, at the request of the City Clerk.

William E. Conerly, County Recorder

rela Magar, Deputy Subdivision Guarante Stewart Title Company of Riverside County.

UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all Lots as shown on the map, and that all Public Utility Easements shaown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Bill D. Carnahan Director of Public Utilities

CITY TREASURER

I hereby certify that according to the records of this office as of this date, the real property shown on this map in not subject to any special assessments, bonds and or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated

H.E. Brever City Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California, and that this map consisting of Two(2) sheets correctly represents a true and complete survey made under my supervision during March 1986, that all monuments of the character and location shown hereon are in place or will be in place within one year from the recording date of this map; and that said monuments are sufficient to enable the survey to be retraced.

DATED

SOILS REPORT

LS 5390

9.30-88

Edy P. Adkison L.S 5390

A Preliminary Soils Report was prepared by H&T Soils Engineering on January 24, 1986 as required by the Health and Safety Code of California, Section 17953.

UTILITIES EASEMENT CERTIFICATE

The City of Riverside being the owner of the below described easement, hereby consents to the making and filing of the annexed map.

(1) Rights of way of the Riverside Water Company, its successors or assigns, for the construction and maintenance of all necessary water flumes, ditches or pipes, for irrigation and domestic use. Said rights of way cannot be plotted. BILL O CARNAHANI

DATED: 6/18/87

BY: SUBJECTOR OF PUBLIC UTILITIES



SHEET 2 OF 2

IN, THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# **TRACT 21421**

BEING A SUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 27 OF ARLINGTON HEIGHTS AS RECORDED IN MAP BOOK 11 PAGES 20 & 21, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. ( LOCATED IN SEC. 17, T.3S., R.5W., S.B.M. )

## **ADKAN ENGINEERS** RIVERSIDE, CA.

MARCH, 1986

#### Surveyor's Notes

 $\Omega$ 

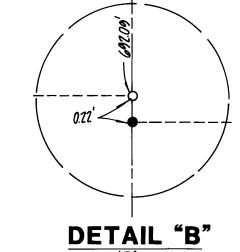
 $\odot$ 

 $\geq$ 

- Basis of Bearing is the centerline of Lincoln Avenue being N 56 02' 45" E as shown on Tr. 5486-1 MB 85/32-34 Riverside, Co.
- 2. Denotes monument found as noted.
- 3. O Denotes set 1" iron pipe tagged LS 5390, Flush unless otherwise noted.
- Set 1" iron pipe tagged LS 5390 Flush, at all rear lot corners and angle points in side lot lines, unless otherwise
- Set "sure fire" stude tagged LS 5390 in top of curb for side lot lines projected.

6.7// Indicates vehicular and pedestrian access vaived in areas along Lincoln Avenue.

This tract contains a net of 8.64 acres.



	05° 18' 13"	85.00°	7.87'.
2	04°41'47"	85.00'	697'
0		85.001	14.84'
9		76.00'	31.73'
G	37°19'33"	76.00'	42.88'
		76.00°	47.70'
7	17°47'15"	76.00'	73.59
E	00'00"	88.00'	15.36
Q	<b>/</b>   • •	103.00'	17.75'
Œ		103.00'	14.71'
	15°00'00"	103.00'	26.97
(17	25°50'28"	48.00'	71.65'
(l;	58°59'24"	48.00'	49.42'
(Z		48.00'	41.87'
		48.00'	40.09
	27°20'13"	48.00'	22.90
		103.00'	10.47'
Œ		103.00'	1650'
(19		103.00'	16.83
2	05°38'16	103.001	10.13'
2		48.00'	23.02'
2		48.00'	40.43
(2	78 22 43"	48.00'	65.66

**CURVE DATA** 

3.94'

3.491

7.44' 16.10

22.03

24.67'

11.89'

613' 7.37'

13.56' 11.01'

27.15'

22.37'

21.30'

11.67'

5.24' 8.27' 8.43' 5.07' 11.73' 21.50'

FO. I" I.P. NO TAG, FLUGH, PER M.B. 72/62 SET TAG L.G. 5390.

DETAIL	"A"	
NTG		



COPLEY	
LANE	

! I" I.P. TAGGEO R.C.E. 9876 FLUGH, PER M.B. 72/62

/					
,F0.	1 1/4"	או	FLUGH	NO	

5486-1 MB 85/32-34

1361.65' (1361.50' PER TR. 8184-1, M.B. 116/20 680.82'

12' GEWER

EAGEMENT

N. 56° 02'45" E.

FD. 1" I.P. TAGGED R.C.E. 9876, FLUGH, PER TR. 5486-1, M.B. 85/32-34

N 55 58 24 E.

*── 100.00¹* 

N. 55° 58' 24" E.

100.00'

LOT "D"

N.46°36'40"E(R)

5x30' F.V.E.

N. 17° 18'48" E.

640.97

N. 56° 00'39" E.

N. 55°58'33"E.

200.00'

LOT "A"

380.64

680.97'

*80.00'* 

536.44

1362.26' (1362.18 PER TR. 8184-1 M.B. 116/19-20)

LINCOLN

EAGEMENT

12' DRAINAGE

EAGEMENT'

V. 55° 58′ 24″ E

12' GEWER

EAGEMENT

30' 30' 30'

27

FO. I"I.P. TAGGED R.C.E. 9876

FLUGH PER TR. 5486-1 M.B. 85/32-34

<u>S</u>

<u>ස</u> ස

N. 5**6°**00′**39**″E.

FO. 3/4" LP NO TAG PER \*CITY FB. 878/20 ON. I VZ"

23

**AVENUE** 

200.00'

WATER È GEWER EAGEMENT

GEE OETAIL A"

N. 55° 58' 24" E. "\$

N. 56° 02'45"E. 240.25'

5×30 PUE!

N. 55°58′24″E.

103.51

N. 55°58′24″E.

**29** N. 10° 58' 74" E.\_

N. 79°01'36"W.

SEE OETAIL "B"

16.97'

27644' LANE

TAG PER CITY F.B. 852/34